

December 21, 2004

JEOVANNY RODRIGUEZ
355 ALHAMBRA CIRCLE 900
CORAL GABLES , FL 33134

**RE: Public Hearing Application #Z2004000431
6425 CORP.**

Dear JEOVANNY RODRIGUEZ :

In order to process the aforementioned public hearing application, the following items must be submitted to this office as soon as possible. Processing of this application will be withheld until the comments and deficiencies listed below have been addressed.

1. On Sheet A-1, the site plan depicts the right-of-way dedication for S.W. 24 Street to be 35'-0" (50'-0" is required). Please revise the plan or the letter of intent.
2. On Sheet A-1, the site plan depicts the right-of-way dedication for S.W. 64 Avenue to be 80'-0" (25'-0" is required). Please revise the plan or the letter of intent.
3. On Sheet A-1, the proposed elevation depicts a fence with concrete columns and a gate. The site plan depicts a concrete fence. Also indicate on the plans the height of this fence. Please revise the plans.
4. On Sheet A-1, the setbacks legend the front and the interior side are inverted. Front setback required is 25'-0" and the interior side 15'-0". Please revise the plans.
5. On Sheet A-1, the min. lot area indicated on the plans for the provided 11,200'-0" . I believe this should be 11,200 sq.ft. Please revise the plans.
6. On Sheet A-2, the landscape legend is incorrect and lacking information. Please provide a new landscape legend. Please see attached.
7. On Sheet A-2, the landscaping site plan requires 3 street trees along SW. 24 Street. Please revise plans or request the variance on the letter of intent.
8. On Sheet A-2, the landscaping site plan requires 8 trees per net acre. The site plan only depicts 3 trees and 2 palms. Be aware that palms count as a required tree on the basis of two (2) palms per tree. Please revise plans or request the variance on the letter of intent.

If plans are requested above, submit six (6) complete sets, along with a reduced 8 ½" x 11" copy to be sent to my attention.

If you have any questions regarding this matter, please do not hesitate to contact me. I can be reached by calling (305) 375-2640.

Sincerely,

A handwritten signature in black ink that reads "Jose Hernandez". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Jose Hernandez
Zoning Hearings Section

DEFICIENCY LETTER